Baron's South: An Opportunity for Senior & Workforce Housing

November 24, 2008



Overview

- Process
- Baron's South Opportunity
- Need for Additional Housing
- Implications of Limited Housing Choices
- Eligibility, Preferences & Management
- Obstacles & Common Concerns
- Discussion



Process



Process

- Develop conceptual plan and receive public input
- 2. §8-24 Report and Text Amendment (tentatively 1/22/09)
- 3. Find Partners: Develop specific plans and financing
- 4. Special Permit/Site Plan



Baron's South Opportunity

Baron's South Master Plan



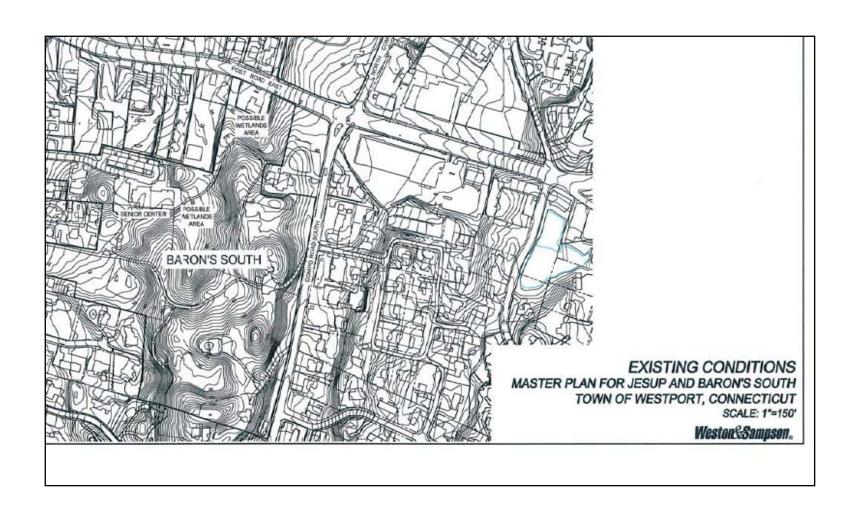


Why Baron's South is the Right Place?

- Town-owned land zoned mostly residential which is self-contained and underutilized
- Centrally located
- Acquired for municipal needs
- Easy access to Senior Center
- Will help revitalize downtown
- Topography limits other uses

"In evaluating the Baron's South property, it has become apparent that development for mixed income housing and senior housing is the best use of the property." (Weston & Sampson Study)

Existing Conditions





BUILDING KEY

SC - EXISTING SENIOR CENTER

SENIOR HOUSING

A - NEW BUILDING
B - EXISTING BARONS

51 UNITS 23 UNITS

MANSION & NEW ADDITION

TOTAL: 74 UNITS

WORKFORCE HOUSING

I, 2, 3, 4 - TOWNHOUSES
C & D - EXISTING HOUSE
RENOVATIONS

26 UNITS 4 UNITS

TOTAL: 30 UNITS

BARON'S SOUTH MASTER PLAN

WESTPORT, CONNECITICUT

PAUL B BAILEY



· WILTON COMMONS ·

WILTON, CONNECITICUT

PAUL B BAILEY

• A R C H I T E C T •

HE MELADY STREET SON HINDS, CONSCIPCUT CHES







SOUTH COMMONS

KENT, CONNECITICUT

PAUL B BAILEY
ARCHITECT

TO ALCOHOLY STREET NEW (AVER, COMECTICAL SIZE)



Need for Additional Housing



2007 Westport Plan of Conservation & Development (POCD)

Overall Goal:

"It is a goal of this Plan to seek ways to expand the variety of housing choices and options in Westport in order to help meet the needs of existing and future residents while maintaining the character and integrity of the town."



POCD Goal:

"Westport should continue efforts to help seniors who may not want or need large single-family houses to remain in Westport and to provide opportunities for others."



POCD Strategy:

"Allow for additional multi-family housing opportunities in and near Westport Center, along and near Route 1, and also consider in limited quantities in Saugatuck Center and Riverside Avenue."

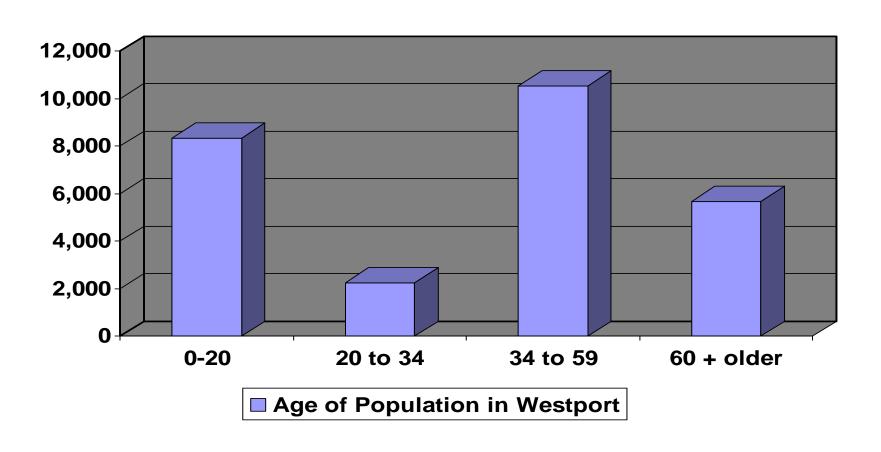


POCD Strategy:

- "Seek ways to create more housing units with deed restrictions on income:
- new rental housing units on town-owned property and elsewhere in Westport."



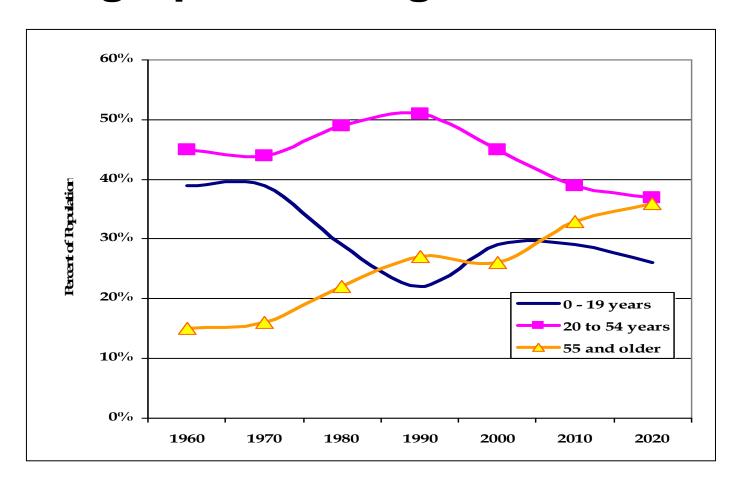
2012 Westport Population Projection



Source: Claritas Inc.



Demographic Changes



Source: Connecticut Office of Policy & Management



2012 Income Projections

- Median household income = \$145,202
- 60+ households = \$102,985
- Households eligible for abatement = 1,041

Source: Claritas, Inc.



Westport ranks 3rd in least affordable towns

Rank	Town	2007 Median Price	2007 Median Income	Income Gap *
1	Greenwich	1,926,000	122,849	-448,732
2	New Canaan	1,646,000	178,651	-310,208
3	Westport	1,300,000	150,940	-235,698
4	Darien	1,295,000	181,821	-203,340
5	Stamford	680,000	73,131	-130,337

^{*} Assumes 10% down payment, 4.5% fixed rate, 30-year loan, 1% of purchase price for taxes and insurance

Source: HOME Connecticut



Town Housing Survey Results: Seniors

- Approximately 60% are considering moving
- Main reasons include:

Burden of property taxes

Desire to downsize physically and financially

Health issues



Town Housing Survey Results: Workforce

- Teachers expressed most interest
- Interest varies with length of employment
- Interest in workforce units was shown by those already living in Westport
- Dozens expressed support



Existing Below Market-Rate Senior Housing

 Canal Park (Affordable) – 50 units with 3-5 year waiting period

 Saugatuck School – 36 units with no formal waiting list



Existing Workforce Housing

Town-owned:

- Longshore Park 5 units
- Emily McLaury House -1 unit

Privately-owned:

Bradley Commons - 2 units (with 4 additional affordable)



Implications of Limited Housing Choices



Demographic Dangers

- Since 2000 Connecticut has lost more 25-34 year olds than any other state.
- OPM projections indicate that a rapidly growing 65+ population, along with no growth in worker population threatens a monumental reduction that would sap Connecticut's ability to raise revenues and pay for services.

Source: HOME Connecticut 2007 Progress Report



Worker Shortage

- 2007 Connecticut Business and Industry Association survey indicated 44% of businesses responding were in favor of state incentives to provide more home ownership, 66% of the state's businesses report difficulty in finding qualified workers for vacancies, and 45% cited high housing costs as a factor.
- Interviews with municipal officials provide evidence that they are having similar difficulty finding teachers, public safety workers and volunteers because such individuals cannot afford to live in or near their communities.

Source: HOME Connecticut 2007
Progress Report



CGS §8-30g

■ Since less than 10% of Westport's housing units meet the state definition of affordable housing, Westport is subject to the State Affordable Housing Appeals procedure allowing a private landowner not to comply with local land use regulations.



Benefits of Additional Housing Options

- Less time on the road, more time able to be spent with families
- Seniors can remain in town
- First responders, teachers & clergy can live in the town they serve
- Young adults can live in town and provide new energy to the town and be new customers to local businesses



Eligibility, Preferences & Management



Eligibility, Preferences & Management

- Priority will be given as established by the Planning & Zoning Commission
- Financing source may dictate eligibility
- Not ineligible if don't meet priority
- Will be professionally managed
- Bulk of financing will not come from taxpayers



P&Z Affordable/Workforce Unit Preferences

- Municipal Employees (permanent, full-time)
- Elderly (as defined in §5-2 of the Westport Zoning Regulations)
- Westport residents (who do not meet municipal employee or elderly criteria)
- Persons who are employed in Westport, (but do not currently live in Westport and who are not municipal employees or elderly)
- All others



Income and Rent

- A senior couple in a 1-bedroom unit could have an income of up to \$97,000 and the rent would be around \$2,200.
- A workforce family with a child in a 2bedroom unit could have an income of up to \$130,000 and the rent would not exceed \$2,750.



Obstacles & Common Concerns



Obstacles & Common Concerns

Traffic

Studies show that senior and affordable housing residents own fewer cars and drive less often than those in the surrounding neighborhood. (California Dept. of Housing & Community Development)

Property values

Studies show no significant differences between home values close to affordable developments and those in other parts of town. (Effects of Mixed-Income Multi-Family Rental Housing Developments on Single-Family Housing Values, by MIT's Center for Real Estate Housing Affordability Initiative, dated April 2005)

Educational system

Studies demonstrate that school costs rise independently of school enrollment and that increased costs were usually due to rises in health care costs and pensions expenses. (The Fiscal Impact of Mixed-Income Housing Developments on Massachusetts Municipalities, by UMASS Donahue Institute, May 2007)



Other Communities With Housing on Town-Owned Land:

- In Wilton, a non-profit is planning to build 77 units of senior housing
- Wilton has 7 units of affordable housing
- Darien has 113 units of affordable housing
- Tolland has 22 units of affordable housing
- Farmington has 30 units of affordable housing